

S U M M A R Y

FILE NO.	2161	Thomas Guide Map No.	717
		Date Received:	12/16/03
		Date Distributed:	12/17/03
ENTITY	Soos Creek Water & Sewer District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Sewer Service Area	Expiration 45 Days:	01/29/04
TITLE	P355-S Annexation	Board Meeting:	01/15/04

Location	The site is located within the City of Maple Valley. It is generally east of 211 th Avenue SE and west of 216 th Avenue SE. It is located generally south of SE 21 st Place and north of SE 276 th Street.
Land Area	24.13 acres (Maximum: 144 lots)
Current Land Use:	Residential use; undeveloped land
Population	Approximately 27 persons
Assessed Valuation	\$3,524,100.
County Comprehensive Plan Designation	Not Applicable
County Zoning	Not Applicable
City Comprehensive Plan	Urban Residential
City Zoning	Residential (R-6)
District Comprehensive Plan	The Soos Creek Water & Sewer District Comprehensive Sewerage Plan establishes provisions for sewer service to the proposed annexation area.
District Franchise	Franchise is provided in the Soos Creek Water & Sewer District Comprehensive Sewerage Plan
Urban Growth Area (UGA)	The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan
SEPA Declaration	A SEPA Environmental Checklist was prepared and a Determination of Non-Significance was issued in June 2003

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Maple Valley; Covington

Fire Districts: Fire District No. 43

Water Districts: City of Maple Valley Water District

Sewer Districts: Not applicable

School District: Tahoma No. 409

SUMMARY File No. 2161

The Soos Creek Water & Sewer District proposes to annex approximately 24.13 acres within the City of Maple Valley. The purpose of the annexation is to permit the Soos Creek Water & Sewer District to extend sanitary sewer service to the area to serve existing and future permitted development (144 maximum permitted lots). The proposed annexation area is addressed in the Soos Creek Water & Sewer District Plan. The District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24 (Annexation of Territory).

The proposed annexation is consistent with the State Growth Management Act (RCW 36.70), with the King County Comprehensive Plan, and with the Comprehensive Plan for the City of Covington. The P-355-S Annexation Area is entirely within the urban area designated in the King County Comprehensive Plan. The King County Comprehensive Plan and the Maple Valley Comprehensive Plan designate this area for urban residential development.

The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. Policies CO-10, CO-11, F-239, pertaining to the provision of public sewer services within the Urban Growth area, are all supported by this proposal. Provision of sanitary sewer service also supports environmental protection for areas that would otherwise need to be served by on-site septic systems.

The proposed P355-S Annexation is consistent with the City of Maple Valley Comprehensive Plan. For example, Policies UT-P6, UT-P7 and UT-P9 support (and/or require) properties within City limits to receive sewer services. This Annexation will provide the opportunity for sewer service to the area, but this action will not have any direct impact on land use. Future development in the area would be subject to the City of Maple Valley plans and regulations, based upon approved County regulations and/or approved City of Maple Valley standards. Under King County and City standards, the land could be developed with residential uses of six dwelling units per acre.

This annexation is reportedly also consistent with Boundary Review Board Objectives. For example, as the proposed annexation area is within the corporate boundaries of Maple Valley, the annexation would help to preserve the community (Objective 1). Annexation will enable properties to obtain access to services that will protect and enhance residential uses. Annexation is also consistent with Objective 3, which calls for logical service areas and with Objective 4 which calls for regular boundaries. Other Maple Valley properties in the vicinity are now served by Soos Creek. The addition of P355-S properties would streamline service area boundaries and facilitate appropriate service.

All costs associated with extending service to the property will be the responsibility of property owners within the annexation area. A Developer Extension Agreement, District Contract or Utilities Local Improvement District (ULID) will be established for the construction of required facilities. The District does not anticipate substantial changes to revenue or expenditures with extension of service to the annexation area.

The proposal will not affect Fire District services, Water District services, or other public services.